



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED T & O RANCH NO. 4 SUBDIVISION PRECINCT No. 1.

ENGINEER: S2 ENGINEERING DEVELOPER: T & O RANCH INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF CHARLES GREEN ROAD APPROXIMATELY 300 FEET WEST OF F.M. 88.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-30-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO CHARLES GREEN ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 1-30-2023 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: CHARLES GREEN ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 1-06-2023 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$6,000.00 For: (4) OSSF'S.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of DONNA

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

T & O RANCH INVESTMENTS LLC
AS OWNER OF THE 4.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED
T & O RANCH No.4 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS
SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS
SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL
GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TOMAS J. ARREDONDO—PRESIDENT
1201 S. HUISACHE AVE.
PHARR, TEXAS 78577

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TOMAS J. ARREDONDO—PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN
TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS
FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED
UNDER TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT
CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE
SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS
THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE
THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

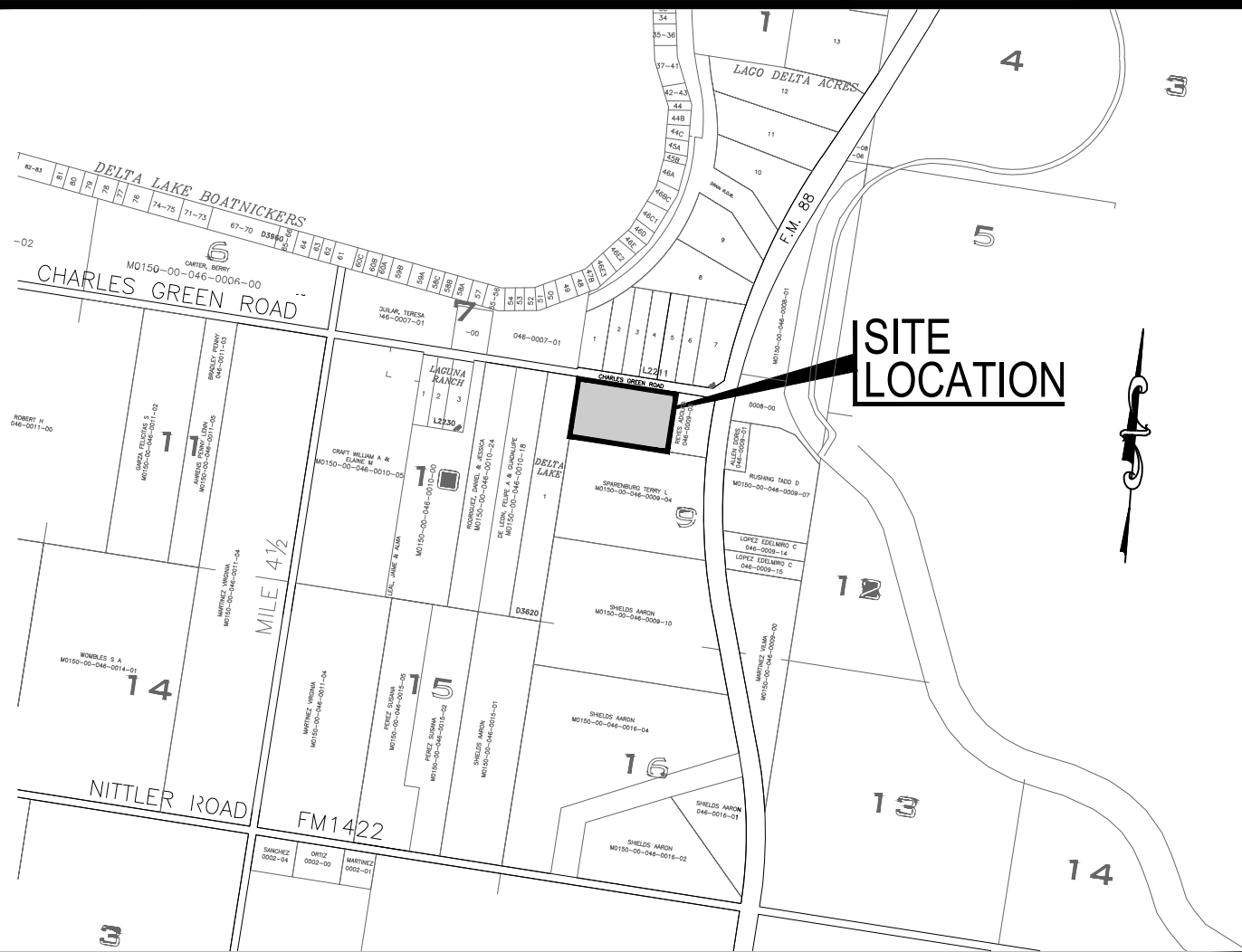
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF T & O RANCH No.4 SUBDIVISION WAS
REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

LOCATION MAP



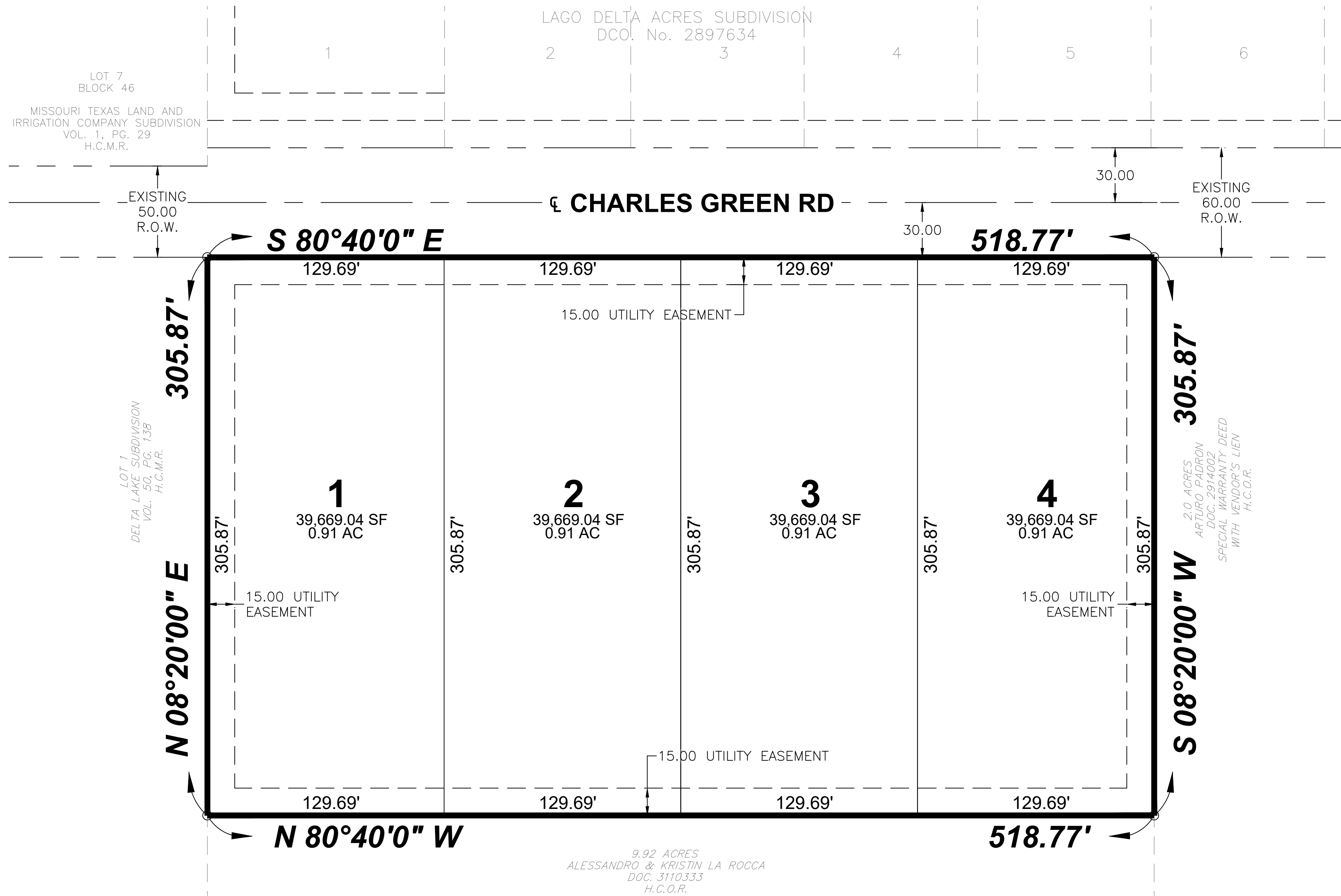
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
T & O RANCH No.4 SUBDIVISION IS LOCATED SOUTH OF CHARLES GREEN ROAD APPROXIMATE 600
FEET WEST OF FM 88. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MONTE ALTO ACCORDING
TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MONTE ALTO
(POPULATION 20,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS
SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY OF HIDALGO, TEXAS UNDER LOCAL
GOVERNMENT CODE 42.02 PRECINCT. No. 1.

SCALE: 1"=40'
BASIS OF BEARING AS PER
NAD 1983 STATE PLANE
TEXAS FIPS 4205 FEET

T & O RANCH No.4 SUBDIVISION

BEING A 3.64 ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA
SUBDIVISION RECORDED IN VOLUME 29, PAGE 9A, MAP RECORDS OF
HIDALGO COUNTY, TEXAS,



BASIS OF BEARING AS PER
NOA 1983 STATE PLANE
TEXAS FIPS 4205 FEET

LEGEND	
⊗	1/2" IRON ROD FOUND
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
⌵	SET 60-D NAIL
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
X	LATITUDE AND LONGITUDE COORDINATES
Y	

INDEX TO SHEETS OF T & O RANCH No.4 SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ET; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HACCID# AND HCHD. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

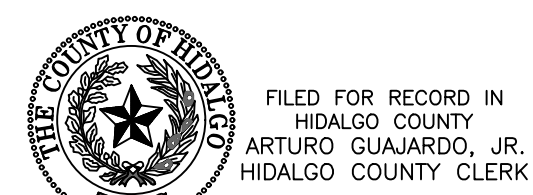
STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE T & O RANCH No.4 SUBDIVISION
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT
ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

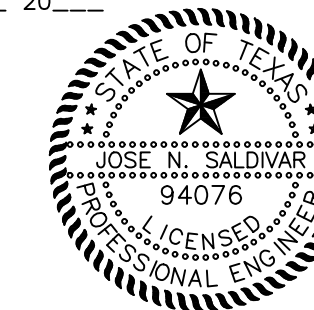
STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE
OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS
BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL ENGINEER

No. 94076 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECTLY MADE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE THIS THE _____ DAY OF _____ 20____
UNDER MY SUPERVISION ON THE GROUND.

OSCAR HERNANDEZ, R.P.L.S.
REG. PROFESSIONAL SURVEYOR No. 5005



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: T & O RANCH INVESTMENTS LLC TOMAS J. ARREDONDO—PRESIDENT	1201 S. HUISACHE AVE.	PHARR, TX 78577	(956)222-8135
ENGINEER: JOSE N. SALDIVAR, P.E.	2424 MIMOSA	MISSION, TEXAS 78574	(956) 403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956) 357-2185

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE NATURAL GROUND OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF CHARLES GREEN ROAD WHICHEVER IS GREATER
- THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0350 C EFFECTIVE DATE: MAP REVISED: 11-16-21982 (LOMR DATE 05-17-2001)
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT SETBACK: 30.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---B.M. NO. 1---ELEV. 59.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF CHARLES GREEN ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1183363.50 Y=16568776.68
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,144 CUBIC-Feet (265 CUBIC YARDS) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PECULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 1 EAST ROAD SIDE DITCH (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCD#1.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEOO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- T & O RANCH INVESTMENTS LLC THE SUBDIVIDER OF T & O RANCH No.4 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- DRAINAGE IMPROVEMENTS WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 ALONG CHARLES GREEN ROAD

METES AND BOUNDS
3.64 ACRES

BEING A 3.64 ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA SUBDIVISION RECORDED IN
VOLUME 29, PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.64 ACRE TRACT OF LAND BEING
MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 60-D NAIL FOUND, BEING THE NORTHWEST CORNER OF LOT 9 BLOCK 46, SAME BEING THE
SOUTHWEST CORNER OF LOT 7 BLOCK 46 OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION
RECORDED IN VOLUME 1, PAGE 29, OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS BEING THE CENTER
LINE OF CHARLES GREEN ROAD (VARIES RIGHT-OF-WAY) THENCE: SOUTH 08°25'57" WEST, A DISTANCE OF
30.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF CHARLES GREEN ROAD FOR
THE NORTHEAST CORNER AND POINT OF BEGINNING.

THENCE, SOUTH 81°02'03" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CHARLES GREEN ROAD, A
DISTANCE OF 518.76 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST LINE OF SAID 2.0 ACRE TRACT
CONVEYED TO ARTURO PADRON DOCUMENT NO. 2914002 RECORDED IN THE OFFICIAL RECORDS OF HIDALGO
COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°25'57" WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CHARLES GREEN ROAD
ALONG THE EAST LINE OF SAID JUANITA SUBDIVISION, SAME BEING THE WEST LINE OF SAID 2.0 ACRE TRACT
A DISTANCE OF 305.87 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH LINE OF A 9.92 ACRE TRACT
CONVEYED TO ALESSANDRO & KRISTIN LA ROCCA DOCUMENT NO. 3110333 RECORDED IN THE OFFICIAL
RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID JUANITA SUBDIVISION
AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

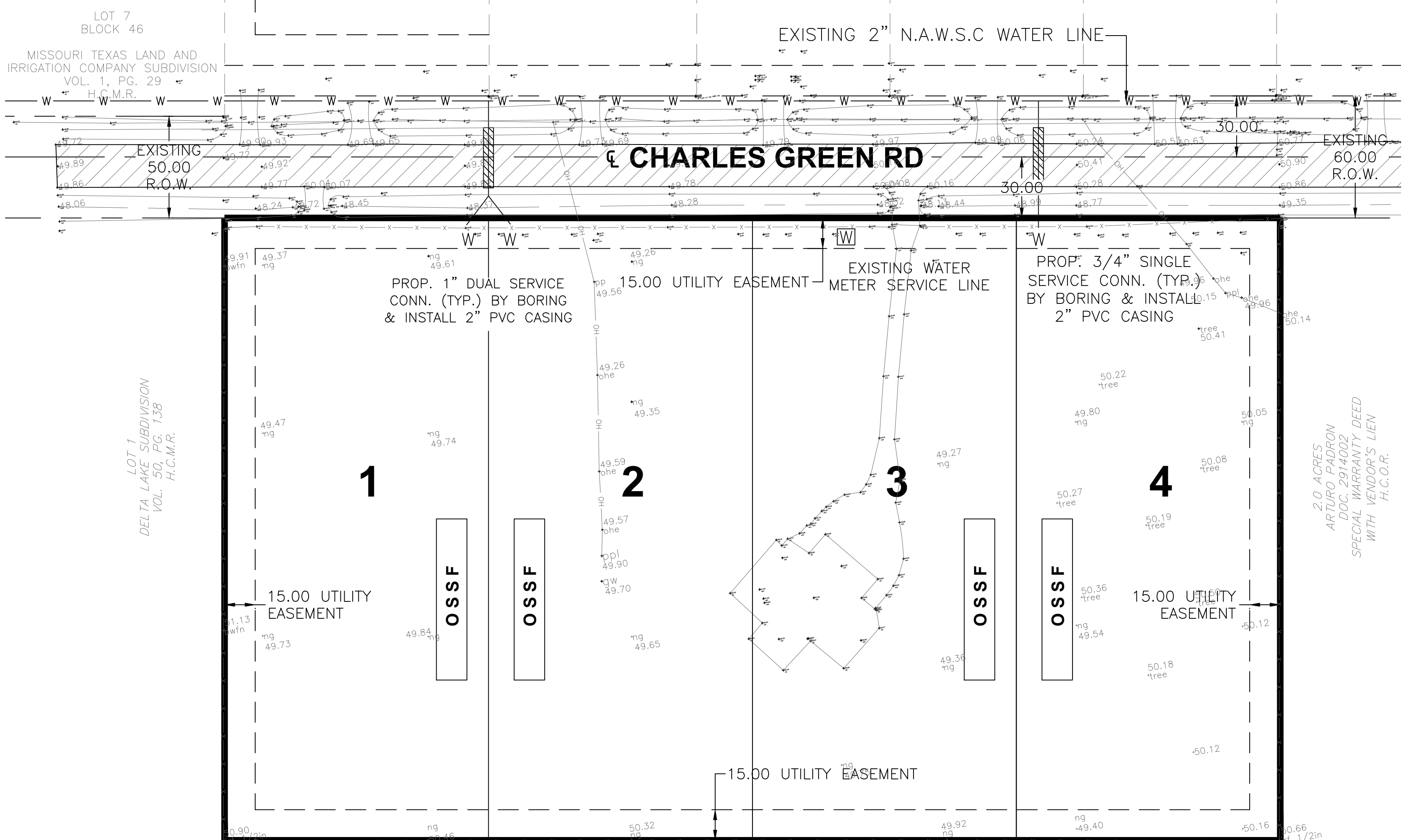
THENCE, NORTH 81°02'03" WEST, ALONG THE SOUTH LINE OF SAID JUANITA SUBDIVISION SAME BEING THE
NORTH LINE OF SAID 9.92 ACRE TRACT, A DISTANCE OF 518.76 FEET TO A 1/2 INCH IRON ROD FOUND AT
SOUTHWEST CORNER OF SAID JUANITA SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF SAID 9.92 ACRE
TRACT, ALSO BEING ON THE EAST LINE OF LOT 1 OF DELTA LAKE SUBDIVISION RECORDED IN VOLUME 50, PAGE
138 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN
DESCRIBED TRACT;

THENCE, NORTH 08°25'57" EAST, ALONG THE WEST LINE OF SAID JUANITA SUBDIVISION SAME BEING THE EAST
LINE SAID LOT 1 OF DELTA LAKE SUBDIVISION, A DISTANCE OF 305.87 FEET TO THE POINT OF BEGINNING,
CONTAINING WITHIN THESE METES AND BOUNDS A 3.64 ACRE TRACT OF LAND MORE OR LESS.

TBPE F-22858
 TBPELS F-10194796
 2424 MIMOSA ST. PHONE No. (956) 403-9787
 MISSION, TX 78574 Email: s2engineering.ns@gmail.com
S2 ENGINEERING, PLLC
 CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858

BASIS OF BEARING AS PER
MAY 1983 STATE PLANE
TEXAS FIPS 4205 FEET

SCALE: 1"=40'



MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION VOL. 1, PG. 29 H.C.M.R.

LAGO DELTA ACRES SUBDIVISION DCO. No. 2897634

EXISTING 2" N.A.W.S.C WATER LINE

EXISTING 50.00' R.O.W.

EXISTING 60.00' R.O.W.

CHARLES GREEN RD

LOT 7 BLOCK 46

PROV. 1" DUAL SERVICE CONN. (TYP.) BY BORING & INSTALL 2" PVC CASING

15.00 UTILITY EASEMENT

EXISTING WATER METER SERVICE LINE

PROV. 3/4" SINGLE SERVICE CONN. (TYP.) BY BORING & INSTALL 2" PVC CASING

2.0 ACRES APPROXIMATELY DISCLOSED WITH VENDOR'S LIEN H.C.O.R.

15.00 UTILITY EASEMENT

15.00 UTILITY EASEMENT

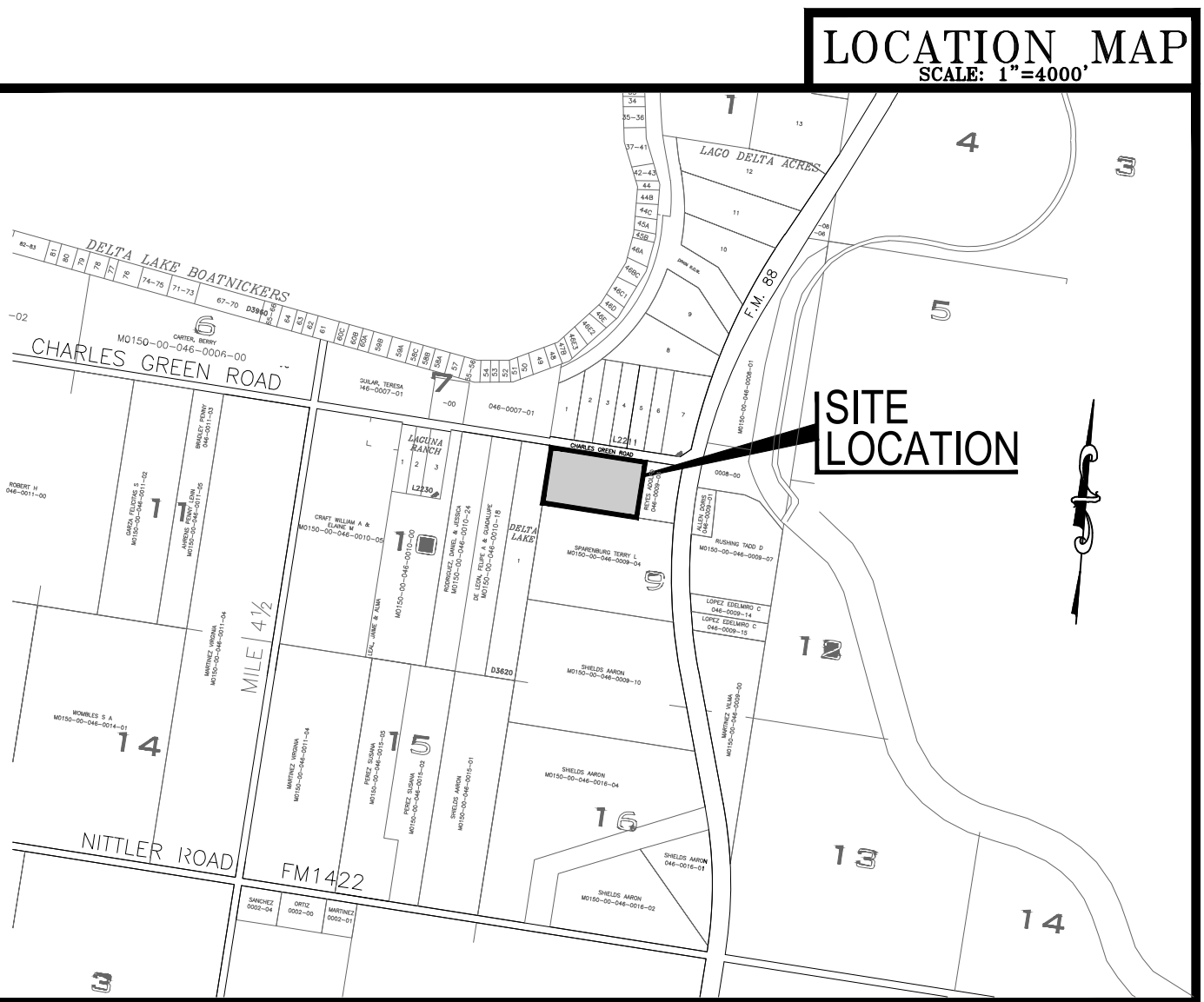
15.00 UTILITY EASEMENT

15.00 UTILITY EASEMENT

9.92 ACRES ALESSANDRO & KRISTIN LA ROCCA DCO. 3110333 H.C.O.R.

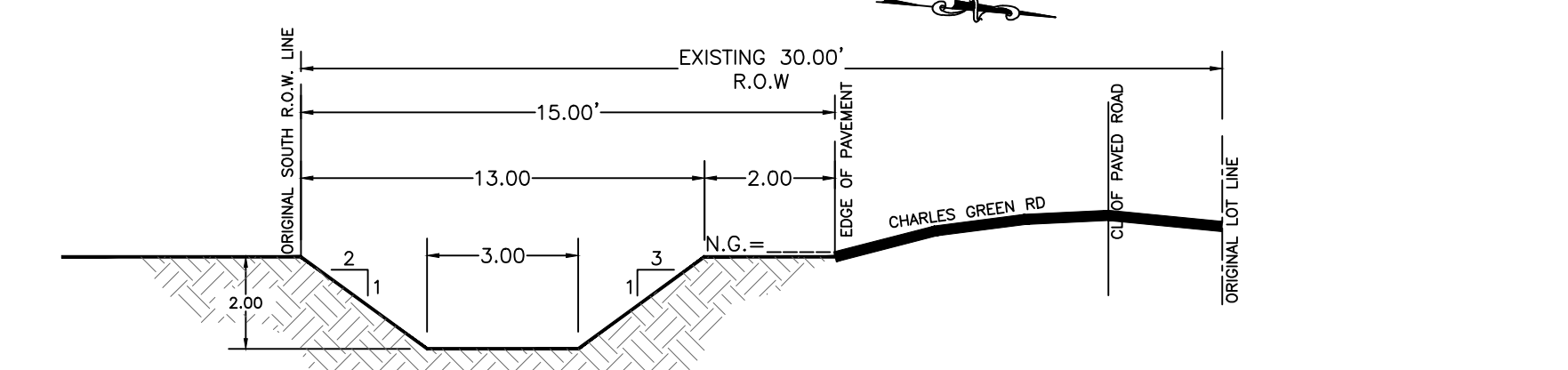
CONSTRUCTION COST ESTIMATE:

1-WATER:	\$
2-OSSF:	\$
3-PAVING:	\$
4-DRAINAGES:	\$
TOTAL:	\$



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

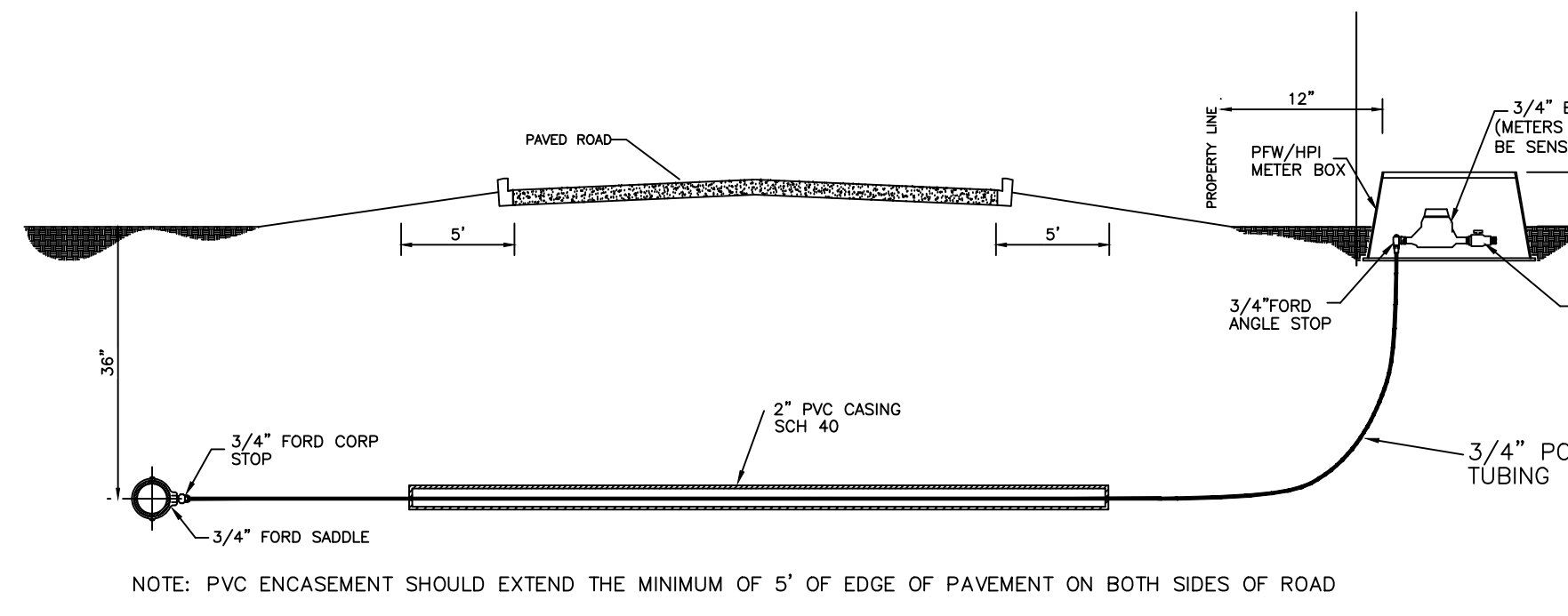
T & O RANCH No.4 SUBDIVISION IS LOCATED SOUTH OF CHARLES GREEN ROAD APPROXIMATE 600 FEET WEST OF FM 88. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MONTE ALGO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MONTE ALTO (POPULATION 20,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY OF HIDALGO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.



PROPOSED CROSS SECTION AREA
16.00 SF x 518.77 LF = 8,300 CF / 307 CY

DETENTION REQUIRED: 7,144 CF / 265 CY

DETENTION PROVIDED: 8,300 CF / 307 CY



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

T & O RANCH No.4 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 3" ALONG THE EAST SIDE OF MILE 1 EAST ROAD ROAD FROM

WATER DISTRIBUTION FOR THE T & O RANCH No.4 SUBDIVISION CONSISTS OF TWO (2)-1" DIAMETER DUAL SERVICE LINES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM T & O RANCH No.4 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENCE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOUL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HARLINGEN CLAY (10) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FUND OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$6,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCLOSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$6,000.00 FOR THE ENTIRE SUBDIVISION.

JOSE N. SALDIVARI, PE
P.E. # 94076

DATE _____

STATE OF TEXAS
ARTURO GUJARDO, JR.
LICENSED PROFESSIONAL ENGINEER
94076

DRAINAGE REPORT FOR
T & O RANCH No.4 SUBDIVISION

T&O RANCH No. 4 IS A PROPOSED 4-LOT (0.91AC) RESIDENTIAL SUBDIVISION LOCATED IN HIDALGO COUNTY, LOCATED ON THE SOUTH SIDE OF CHARLES GREEN RD AND APPROXIMATELY 500 FT EAST OF FM 88. BEING A 3.64-ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA SUBDIVISION RECORDED IN VOLUME 29, PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE PROPOSED SUBDIVISION IS IN ZONE "X" (NO SHADING) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, REVISED TO REFLECT LOMR DATED JUNE 6, 2000. DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF: -DELFINA FINE SANDY LOAM, WARM, (10); HYDROLOGIC GROUP C.-HAROLL FINE SANDY LOAM (16); HYDROLOGIC GROUP B.-RACOMBS SAND CLAY LOAM (48); HYDROLOGIC GROUP B.-WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B.

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTH DIRECTION TOWARDS E CHARLES GREEN RD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 2.67 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 7.36 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 4.69 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 7,144 CUBIC FEET (265 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE OBTAINED FOR A 50-YEAR STORM EVENT ON T&O RANCH NO. 4 SUBDIVISION. RUNOFF WILL BE DETAINED BY REGRADING AND WIDENING OF EXISTING ROADSIDE DITCHES NORTH OF THE SUBDIVISION, ALONG E CHARLES GREEN RD. RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

JOSE N. SALDIVARI, PE
P.E. # 94076

DATE _____

STATE OF TEXAS
ARTURO GUJARDO, JR.
LICENSED PROFESSIONAL ENGINEER
94076

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PROVISION DE AGUA-DESCRIPCION, GASTOS Y FECHAS DE INICIO

T & O RANCH No.4 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 3 PULGADAS DE DIAMETRO A LA LADO ESTE DE LA CALLE MILE 1 EAST.

LA DISTRIBUCION DE AGUA PARA T & O RANCH No.3 SUBDIVISION CONSISTE EN DOS (2) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANTADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE-DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$6,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.34 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$6,000.00 TODA LA SUBDIVISION.

JOSE N. SALDIVARI, PE
P.E. # 94076

DATE _____

STATE OF TEXAS
ARTURO GUJARDO, JR.
LICENSED PROFESSIONAL ENGINEER
94076

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$6,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

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DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$6,000.00 TODA LA SUBDIVISION.

STATE OF TEXAS COUNTY OF HIDALGO

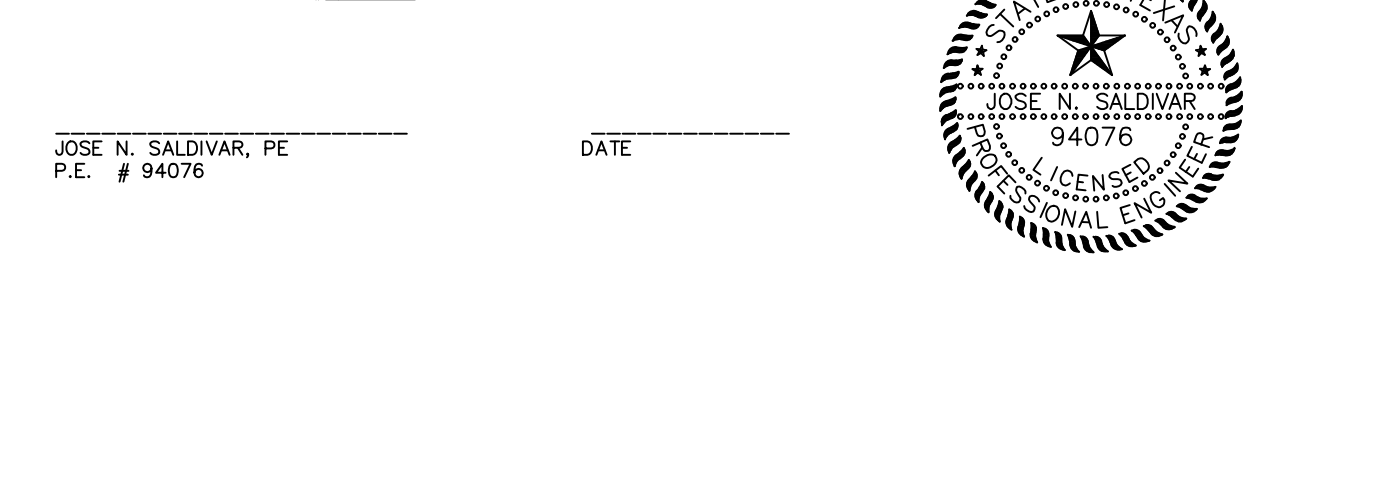
TOMAS J. ARREDONDO _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO-PRESIDENT OF T & O RANCH INVESTMENTS LLC SUBDIVIDER OF T & O RANCH INVESTMENTS LLC TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

CLARISSA ANNETTE QUINTANILLA
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

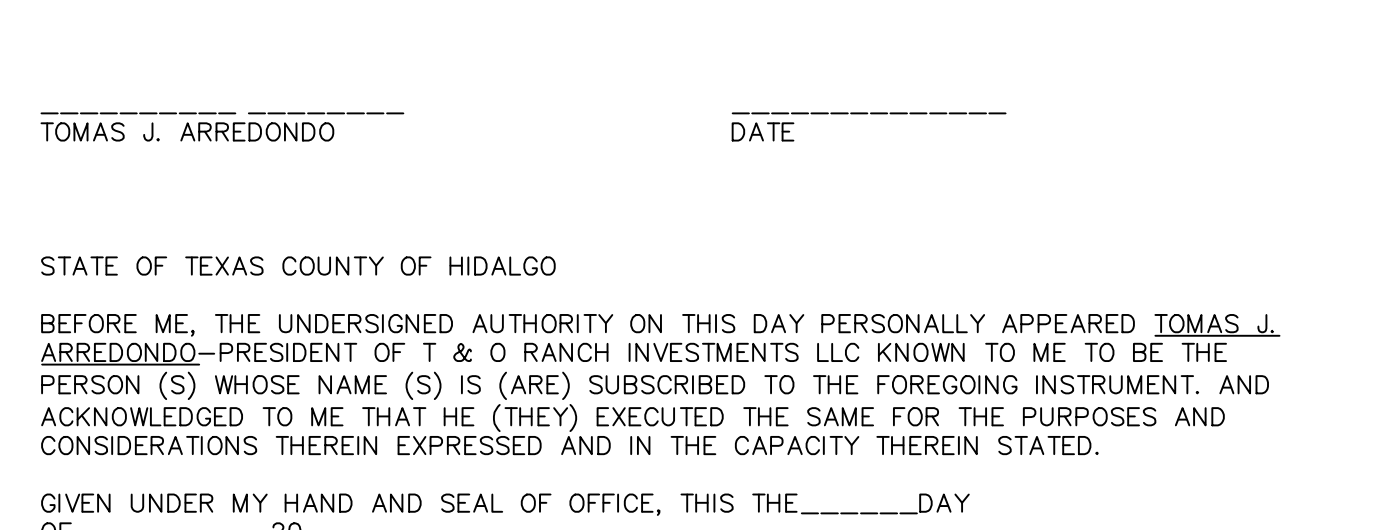
TOMAS J. ARREDONDO _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

CLARISSA ANNETTE QUINTANILLA
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STATE OF TEXAS COUNTY OF HIDALGO

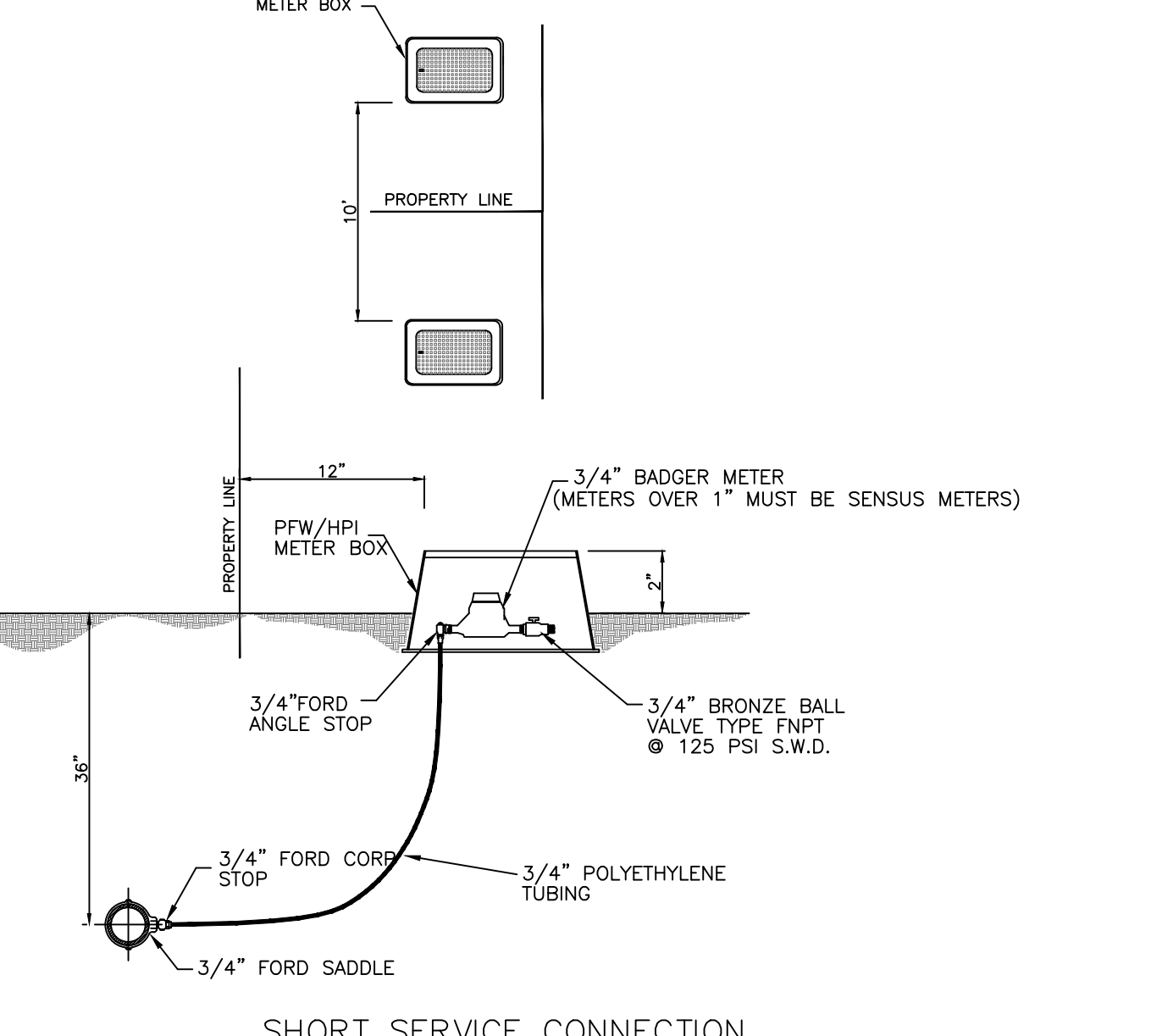
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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

CLARISSA ANNETTE QUINTANILLA
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



DRAWING DATE: NOVEMBER 10, 2022

RELEASE DATE: JANUARY, 04, 2023

DESIGNED BY: J.R.T.

DRAWN BY: JUAN ROBERTO TOVAR

CHECKED BY: JOSE N. SALDIVARI

UPDATED DWG. BY:

SCALE: 1"= 40'

T&O RANCH No.4 SUBDIVISION

A 3.64 ACRE TRACT OF LAND SAME BEING ALL OF LOT 1 OF JUANITA SUBDIVISION RECORDED IN VOLUME 29, PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED WATER (N.A.W.S.C) AND DRAINAGE IMPROVEMENTS

TBPE F-22858
TBPELS F-10194796

2024 MIMOSA ST.
MISSION, TX 78574
Email: s2engineering@gs@gmail.com

S2 ENGINEERING PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F-22858

PHONE No. (956) 403-9787

SHEET 2 OF 2